



ECONOMIC DEVELOPMENT OPPORTUNITIES IN LACKAWANNA, N.Y.



August 23, 2021



Economic Development Opportunities in Lackawanna, N.Y.

Build and grown your business here!



The City of Lackawanna, N.Y. (just minutes south of Buffalo along Lake Erie) offers attractive development opportunities across its 6.6 sq. mile footprint:

- **Commerce and Industry** – **clean manufacturing, warehousing and distribution** options on redeveloped former industrial parcels including 200+ acres on the former Bethlehem Steel site and other city-owned parcels along/off NYS Route 5.
- **Culture and Recreation** – **mixed/adaptive reuse** opportunities exist within walking distance of Our Lady of Victory Basilica national shrine, the Lackawanna Carnegie Public Library, municipal recreation sites and the Buffalo & Erie County Botanical Gardens in neighboring Olmstead-designed South Park.
- **Education and Community** – this prime residential area housing Lackawanna's public/charter schools and senior center facility, offers **limited mixed-use and/or adaptive re-use opportunities** on private parcels.
- **Shopping and Retail** – multiple **mixed/adaptive reuse** opportunities exist along the north/south Abbott Road corridor, including re-imagining the heavily traveled western entrance to Lackawanna at Abbott Rd. & Ridge Rd.

Available Development Parcels in the City of Lackawanna, N.Y.

**RENAISSANCE
COMMERCE PARK**
(former Bethlehem Steel)

County-owned

ALBRIGHT COURT
Light Manufacturing/
Warehousing/ Distribution

City-owned

WILMUTH AVE
Light Manufacturing/
Warehousing/ Distribution

City-owned

ALLIANCE DR.
Light Manufacturing/
Warehousing/ Distribution

City-owned

100 DONA ST.
Multifamily Residential

City-owned

264 Ridge Road
*Mixed-Use Commercial /
Residential*

City-owned

539 Ridge Road
*Mixed-Use Commercial /
Residential*

City-owned

2719 SOUTH PARK AVE.
Adaptive Re-use/
Re-development

Private for Sale

1361 ABBOTT ROAD
Re-development

Private for Sale

1271 ABBOTT ROAD
Re-development

Private for Sale

2048 Abbott Road
Re-development

Private for Sale

**Lackawanna
Development Parcel**

Data Estimates

Renaissance Commerce Park

(former Bethlehem Steel Plant Site - Lackawanna, N.Y.)



The ***Erie County Industrial Development Agency*** (ECIDA) manages Renaissance Commerce Park, a redevelopment effort conducted on approximately 200+ acres at the former Bethlehem Steel plant site in Lackawanna, N.Y. involving New York State, Erie County and City of Lackawanna governments.

The property is adjacent to ***deep-water port access*** at the Port of Buffalo, the first major U.S. Port Call encountered when entering the Great Lakes. The Port consists of 28 terminals and features a 230-ton American crawler crane.

For more information on available parcels at Renaissance Commerce Park in Lackawanna, N.Y, visit www.ecida.com and click the Renaissance Commerce Park tab at the top.



Albright Court, Lackawanna, N.Y.

Brownfield and Opportunity Zone Site - Light Manufacturing, Warehousing/Distribution



Located across from Renaissance Commerce Park off of NYS Route 5, this nearly 4 acre parcel on Albright Court is ideally suited for **light manufacturing, warehousing and distribution operations**. (This location can be combined with the adjoining 2.5 acre Wilmuth Avenue parcel to create a nearly 6.5 acre footprint.)

Note: Property identifiers are for placement only. Not to scale.

CONTACT: Richard Stanton, Esq.
Director of Development / City of Lackawanna
716-827-6421 or development@lackny.com

Parcel At a Glance

Acres Available	3.98
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

Travel



Albright Court is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)



Wilmuth Avenue, Lackawanna, N.Y.

Brownfield and Opportunity Zone Parcel - Light Manufacturing, Warehousing/Distribution



Located across from Renaissance Commerce Park off of NYS Route 5, this 2.5 acre parcel on Wilmuth Avenue is ideally suited for light manufacturing, warehousing and distribution operations. (This location can be combined with the adjoining ~ 4 acre Albright Court parcel to create a nearly 6.5 acre footprint.)

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Parcel At a Glance

Acres Available	2.5
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

Travel



Wilmuth Avenue is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)



Alliance Drive, Lackawanna, N.Y.

Brownfield and Opportunity Zone Parcel - Light Manufacturing, Warehousing/Distribution



Located across off of NYS Route 5 just east of Renaissance Commerce Park, the 4.8 Alliance Drive parcel is a perfect location for *light manufacturing, warehousing and distribution operations*.

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Parcel At a Glance

Acres Available	4.8
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

Travel



Alliance Drive is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)



City-Owned

100 Dona Street, Lackawanna, N.Y.

Brownfield and Opportunity Zone Parcel - Multifamily Residential Housing Development



Located off of NYS Route 5 in a residential neighborhood minutes from downtown Buffalo and a revitalized waterfront, a multifamily residential housing development on the 2+ acre 100 Dona Street parcel would be a perfect compliment to this convenient and accessible neighborhood community.

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Parcel At a Glance

Acres Available	2.16
County/City	Erie County / City of Lackawanna, NY
Zoning	Mixed Residential
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

Travel



100 Dona Street is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)



264 Ridge Road, Lackawanna, N.Y.

Opportunity Zone Parcel - Mixed-Use Commercial / Residential Development (Food Desert)



Located on Ridge Road ~ 0.5 miles east of NYS Route 5 in a mixed use commercial/residential neighborhood and within a local food desert, a mixed-use development project on this 2.5 acres site at 264 Ridge Road including grocery, pharmacy, retail would be a catalyst for reviving this once bustling area.

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Parcel At a Glance

Acres Available	2.5448
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Neighborhood Commercial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	N/A

Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

Travel

264 Ridge Road is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)



539 Ridge Road, Lackawanna, N.Y.

Mixed-Use Commercial / Restaurant / Retail / Residential Parcel



Located across from the Lackawanna Carnegie Library and ~ 0.5 mile from Our Lady of Victory Basilica and the Buffalo & Erie County Botanical Gardens in Olmstead-designed South Park, the nearly 1.3 acre 539 Ridge Road parcel is a prime site for mixed-use commercial, restaurant, retail and residential development.

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Parcel At a Glance

Acres Available	1.26
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	N/A
Special Incentives	N/A

Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

Travel



539 Ridge Road is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)



2719 South Park Avenue, Lackawanna, N.Y.



Just steps from the OLV Basilica National Shrine and the Buffalo & Erie County Botanical Gardens in Olmstead-designed South Park, bring your creative adaptive re-use ideas to this renowned corner in the heart of Lackawanna.

Contact Recckio Real Estate for more information!

Note: Property identifiers are for placement only. Not to scale.

Property Details

Price	Call For Details	Building Size	9,800 SF
Property Type	Retail	Total Lot Size	0.67 Acres



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1361 Abbott Road, Lackawanna, N.Y.

(former Sunoco Gas Station)



Bring your creative re-development ideas to help transform this abandoned gas station site into a new, dynamic western entry point into the City of Lackawanna.

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Contact Pyramid Brokerage for more information!



Property Details

This property consists of a 1,866 SF building situated on a 0.45 acre parcel of land located at the SWC of Abbott and Ridge Road.

Property Name:	Sunoco Former
Sale/Lease:	Sale
Major Use:	Retail
Sub Use:	Gas Station
Building Size:	1,866 ±SF
Sale Price:	\$350,000

CONTACT



Neville E. Gruenberg

Associate Real Estate Broker

315-445-8510

ngruenberg@pyramidbrokerage.com



1271 Abbott Road, Lackawanna, N.Y.



Prime development corner along Abbott Road corridor located 0.1 mile north of the heavily travelled Ridge/Abbott Road intersection and 0.2 miles south of the Buffalo city line and the renowned South Buffalo residential/commercial neighborhood.

Note: Property identifiers are for placement only. Not to scale.

Contact Venture Brokerage Group for more information!

1255, 1265, 1269, 1271 Abbott | 1271 Abbott Rd
1,644 SF | Retail Building | Buffalo, NY | \$750,000 (\$456/SF)

AVAILABLE OPPORTUNITY

- 1.3-acre +/- redevelopment site
- For sale

PROPERTY HIGHLIGHTS


- Corner lot

- Directly across from Abbott Road Plaza (Save-a-Lot, Family Dollar, McDonald's, etc.)
- Traffic signal at plaza entrance
- Existing automotive shop on site
- Zoning: Neighborhood Commercial



Stephen
DeMeo



 585-615-1102

2815 Monroe Ave
Rochester, NY 14618



2048 Abbott Road, Lackawanna, N.Y.



2048 Abbott Road, Lackawanna, New York 14218

6,880 SqFt 0.740 Acres

Listing ID B1285373

\$125,000

High traffic commercial corner lot. Situated near residential area and established commercial businesses. Ideal for store, apartments or office building. Possible owner financing.

Highly visible and heavily-traveled corner lot in Lackawanna, ideal for mixed use commercial/residential development. Convenient to schools, churches, parks and a just short 5 minute ride to I-90 Thruway.

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Contact Metro Roberts Realty for more information! →

Listing Agent



Lynn Kelley

Email: LmKelley1120@gmail.com

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City of Lackawanna, N.Y. Development Parcels – Data Estimates

Demographics

Population	15 Minute*	30 Minute*	45 Minute*
Total Population	254,046	865,556	1,112,585
Total Households	111,778	3,689,990	466,560
Employees	191,352	503,509	610,517
Establishments	9,107	28,319	35,855
EDUCATION			
Total Population Age 25+	177,782	610,108	787,371
High School Grad	25.2%	24.1%	24.6%
Some College, No Degree	19.5%	18.8%	18.6%
Associates Degree	11.5%	11.6%	11.6%
Bachelors Degree	14.4%	17.8%	17.6%
Graduate Degree	9.8%	14.0%	13.9%
INCOME			
Median HH Income	\$38,801	\$49,966	\$51,345
Per Capital Income	\$25,304	\$29,988	\$30,675

* Drive time from 2303 Hamburg Turnpike, Lackawanna, NY. 2018. EMSI

Annual Average Daily Traffic (AADT)*

ROAD	AADT*
NYS Route 5 (Combined North/South)	42,200
Ridge Road (Combined East/West) **	20,000
Abbott Road (Combined North/South) **	22,000

* NYS DOT Traffic Data Viewer. Numbers rounded.

** Counts within Lackawanna city boundaries

